

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目期數名稱 Name of the Phase of the Development	天璽·天發展項目的第2期 Phase 2 of Cullinan Sky Development	期數 (如有) Phase No. (if any)	第2期^ Phase 2^
發展項目位置 Location of Development	協調道10號 10 Concorde Road		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			584

印製日期 Date of Printing	價單編號 Number of Price List
14 November 2025	2

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「√」標示 Please use "√" to indicate changes to prices of residential properties
		價錢 Price
無 NIL	無 NIL	無 NIL

^備註:

期數中住宅發展項目的第1座 (Elite Zone)、第1座 (Sky Tower)、第2座 (Elite Zone)及第2座 (Summit Tower) 稱為「天璽·天」。

^Remarks:

Tower 1 (Elite Zone), Tower 1 (Sky Tower), Tower 2 (Elite Zone) and Tower 2 (Summit Tower) of the residential development in the Phase are called "Cullinan Sky".

第二部份：面積及售價資料

Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (Elite Zone) Tower 1 (Elite Zone)	23	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	11,402,900	398,954 (37,022)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	21	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	11,052,900	386,708 (35,886)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	20	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,875,000	380,484 (35,308)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	18	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,517,200	367,966 (34,147)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	17	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,429,700	364,904 (33,863)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	16	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,351,900	362,182 (33,610)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	9	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,105,700	353,569 (32,811)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	8	A3	28.582 (308) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	10,034,000	351,060 (32,578)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (Elite Zone) Tower 1 (Elite Zone)	18	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	9,180,700	322,356 (29,905)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	17	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	9,162,400	321,713 (29,845)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	12	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	9,147,200	321,180 (29,795)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	11	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	9,110,600	319,895 (29,676)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	7	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,807,000	309,235 (28,687)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	6	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,718,800	306,138 (28,400)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	5	B5	28.480 (307) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,631,500	303,072 (28,116)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	7	B6	28.216 (304) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,720,800	309,073 (28,687)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第1座 (Elite Zone) Tower 1 (Elite Zone)	6	B6	28.216 (304) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,633,500	305,979 (28,400)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	5	B6	28.216 (304) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,547,100	302,917 (28,115)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	5	B9	27.475 (296) 露台 Balcony:2.215 (24) 工作平台 Utility Platform:1.500 (16)	8,115,400	295,374 (27,417)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	26	B10	44.808 (482) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	16,513,500	368,539 (34,260)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	25	B10	44.808 (482) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,678,800	349,911 (32,529)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	23	B10	44.808 (482) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,532,800	346,652 (32,226)	-	-	-	-	-	-	-	-	-	
第1座 (Elite Zone) Tower 1 (Elite Zone)	22	B10	44.808 (482) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,501,800	345,961 (32,161)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	26	B1	44.390 (478) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,603,700	351,514 (32,644)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (Elite Zone) Tower 2 (Elite Zone)	25	B1	44.390 (478) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,548,700	350,275 (32,529)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	23	B1	44.390 (478) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,403,900	347,013 (32,226)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	22	B1	44.390 (478) 露台 Balcony:2.526 (27) 工作平台 Utility Platform:1.500 (16)	15,373,100	346,319 (32,161)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	16	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,899,900	317,491 (29,470)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	15	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,882,100	316,856 (29,411)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	12	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,846,600	315,589 (29,293)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	11	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,800,100	313,931 (29,139)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	10	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,747,200	312,043 (28,964)	-	-	-	-	-	-	-	-	-	

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大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (Elite Zone) Tower 2 (Elite Zone)	9	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,694,700	310,171 (28,790)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	8	B2	28.032 (302) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,625,000	307,684 (28,560)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	16	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,800,400	317,189 (29,433)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	15	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,782,800	316,554 (29,374)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	12	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,747,600	315,286 (29,256)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	11	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,712,600	314,024 (29,139)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	10	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,660,200	312,136 (28,964)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	9	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,608,200	310,261 (28,790)	-	-	-	-	-	-	-	-	-	

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第2座 (Elite Zone) Tower 2 (Elite Zone)	8	B3	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,539,200	307,774 (28,559)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	15	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,782,800	316,554 (29,374)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	12	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,747,600	315,286 (29,256)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	11	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,712,600	314,024 (29,139)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	10	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,660,200	312,136 (28,964)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	9	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,608,200	310,261 (28,790)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	8	B5	27.745 (299) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,539,200	307,774 (28,559)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	21	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	9,091,700	330,007 (30,612)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
第2座 (Elite Zone) Tower 2 (Elite Zone)	20	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,983,800	326,091 (30,248)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	19	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,830,800	320,537 (29,733)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	18	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,813,200	319,898 (29,674)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	17	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,795,600	319,260 (29,615)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	16	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,778,000	318,621 (29,556)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	15	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,760,400	317,982 (29,496)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	12	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,725,300	316,708 (29,378)	-	-	-	-	-	-	-	-	-	
第2座 (Elite Zone) Tower 2 (Elite Zone)	11	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,690,400	315,441 (29,261)	-	-	-	-	-	-	-	-	-	

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 如有) 平方米(平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積(不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米(平方呎) sq. metre (sq. ft.)								
大廈名稱 Block Name	樓層 Floor	單位 Unit				空調機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace
第2座 (Elite Zone) Tower 2 (Elite Zone)	10	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,638,100	313,543 (29,085)	-	-	-	-	-	-	-	-	-
第2座 (Elite Zone) Tower 2 (Elite Zone)	9	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,586,200	311,659 (28,910)	-	-	-	-	-	-	-	-	-
第2座 (Elite Zone) Tower 2 (Elite Zone)	8	B6	27.550 (297) 露台 Balcony:2.195 (24) 工作平台 Utility Platform:1.500 (16)	8,517,500	309,165 (28,678)	-	-	-	-	-	-	-	-	-

第三部份:其他資料

Part 3:Other Information

(1) 準買家應參閱該期數的售樓說明書，以了解該期數的資料。
Prospective purchasers are advised to refer to the sales brochure for the Phase for information on the Phase.

(2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付樓價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3) 條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 – (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約(或買賣合約或經修訂的買賣合約)中訂明的住宅物業的實際售價。因應相關折扣 (如有) 按售價計算得出之價目，皆以向下捨入方式換算至百位數作為樓價。買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase (or the agreement for sale and purchase or the amended agreement for sale and purchase). The price obtained after applying the relevant discount(s) (if any) on the price will be rounded down to the nearest hundred to determine the purchase price. The Purchaser must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(4)(B1) 360 日付款計劃
360 Days Payment Plan

(i) 支付條款
The Terms of Payment

買方於簽署臨時買賣合約時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000（或有關指明住宅物業適用的銷售安排可能指明的較高金額）作為部分臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫『孖士打律師行』。

Upon signing of the preliminary agreement for sale and purchase, the Purchaser shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 (or such higher amount as may be specified in the applicable sales arrangements in respect of the relevant specified residential properties) being part of the preliminary deposit must be paid by cashier order(s) and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “Johnson Stokes & Master”.

1. 臨時訂金即樓價 5%（『臨時訂金』）於簽署臨時買賣合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署買賣合約。
A preliminary deposit equivalent to 5% of the purchase price (“preliminary deposit”) shall be paid upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase shall be signed by the Purchaser within 5 working days after the date of signing of the preliminary agreement for sale and purchase.
2. 加付訂金即樓價 5%於簽署臨時買賣合約的日期後 60 日內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid within 60 days after the date of signing of the preliminary agreement for sale and purchase.
3. 樓價 5%於簽署臨時買賣合約的日期後 180 日內繳付。
5% of the purchase price shall be paid within 180 days after the date of signing of the preliminary agreement for sale and purchase.
4. 樓價 85%(樓價餘額)於簽署臨時買賣合約的日期後 360 日內繳付。
85% of the purchase price (balance of purchase price) shall be paid within 360 days after the date of signing of the preliminary agreement for sale and purchase.

註：成交日不可早於簽署臨時買賣合約的日期後 150 日。

Remark: The date of completion shall not be earlier than 150 days after the date of signing of the preliminary agreement for sale and purchase.

(ii) 售價獲得折扣的基礎
The basis on which any discount on the price is available

1. 付款計劃優惠
Payment Plan Benefit

選擇第(4)(B1)段所述的付款計劃之買方，可獲 3% 售價折扣優惠。

A 3% discount on the price would be offered to the Purchaser if the Purchaser elects the payment plan stated in paragraph (4)(B1).

2. 區內唯一住宅項目無縫連接港鐵啟德站優惠

Link to the Top Benefit

買方可獲1% 售價折扣優惠。

The Purchaser will be offered 1% discount on the price.

3. 全天候接通 AIRSIDE 優惠

Wish for the Top Benefit

買方可獲1% 售價折扣優惠。

The Purchaser will be offered 1% discount on the price.

4. 區內唯一空中會所連空中泳池優惠

Chill at the Top Benefit

買方可獲1% 售價折扣優惠。

The Purchaser will be offered 1% discount on the price.

5. 啟德最高私人住宅項目優惠

Live at the Top Benefit

買方可獲1% 售價折扣優惠。

The Purchaser will be offered 1% discount on the price.

6. 特別折扣

Special Discount

買方可獲2% 售價折扣優惠。

The Purchaser will be offered 2% discount on the price.

7. 新地會會員售價折扣優惠

Price Discount Offer for SHKP Club Member

如買方為新地會會員 (即在簽署臨時買賣合約當日或之前，最少一位個人買方 (如買方是以個人名義) 或最少一位買方之董事 (如買方是以公司名義) 須為新地會會員)，買方可獲1%售價折扣優惠。

If the Purchaser is a SHKP Club member (i.e. at least one individual Purchaser (if the Purchaser is an individual) or at least one director of the Purchaser (if the Purchaser is a corporation) is a SHKP Club member on or before the date of signing the preliminary agreement for sale and purchase), the Purchaser will be offered 1% discount on the price.

8. 港幣\$10,000折扣 (只適用於購買附錄 2 所列明的單位的買方)

HK\$10,000 Discount (only applicable to the Purchaser who purchases the unit(s) as listed in Annex 2)

(a) 如買方於簽署臨時買賣合約時選擇港幣\$10,000折扣，買方可獲港幣\$10,000售價折扣優惠。

If the Purchaser chooses the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser will be offered HK\$10,000 discount on the price.

(b) 如買方於簽署臨時買賣合約時不選擇港幣\$10,000折扣，則買方可享有第(4)(B1)(iii)4段所述之家具優惠。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具優惠。

If the Purchaser does not choose the HK\$10,000 Discount upon the signing of preliminary agreement for sale and purchase, the Purchaser is entitled to the Furniture Benefit set out in paragraph (4)(B1)(iii)4. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit.

(c) 有關折扣，一經選擇，任何情況下不得更改。

The relevant discount, once selected, shall not be changed under any circumstances.

(iii) 可就購買該期數中的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Phase

敬請細閱以下贈品、財務優惠或利益的詳情及本價單的備註的內容。

Please read carefully the following details of gift(s), financial advantage(s) or benefit(s) and the contents of the Notes in this price list.

1. 提前成交優惠

Early Completion Benefit

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)

(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

如買方於以下列表訂明的任何期限內繳付樓價全數及完成住宅物業的買賣交易，可根據以下列表獲賣方送出提前成交優惠(『提前成交優惠』)。如訂明的任何期限的最後一日不是工作日(按《一手住宅物業銷售條例》第2(1)條所定義)，則該日期定為下一個工作日。

Where the Purchaser fully pays the purchase price and completes the sale and purchase of the residential property within any period specified in the table below, the Purchaser shall be entitled to an Early Completion Benefit (“Early Completion Benefit”) offered by the Vendor according to the table below. If the last day of any period is not a working day (as defined in section 2(1) of the Residential Properties (First-hand Sales) Ordinance), the said day shall fall on the next working day.

提前成交優惠列表

Early Completion Benefit Table

完成住宅物業的買賣交易日期 Date of completion of the sale and purchase of the residential property	提前成交優惠金額 Early Completion Benefit amount
簽署臨時買賣合約的日期後180日內 Within 180 days after the date of signing of the preliminary agreement for sale and purchase	樓價2% 2% of the purchase price
簽署臨時買賣合約的日期後181日至240日內 Within 181 days to 240 days after the date of signing of the preliminary agreement for sale and purchase	樓價1% 1% of the purchase price

買方須於其意欲完成住宅物業的買賣的交易日前最少30日，以書面向賣方提出申請提前成交優惠，賣方會於收到申請並證實有關資料無誤後將提前成交優惠於成交時直接用於支付部份樓價餘額。不論提前成交優惠的申請獲賣方批核與否，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser shall notify the Vendor in writing to apply for the Early Completion Benefit at least 30 days before the intended date of completion of the sale and purchase of the residential property. After the Vendor has received the application and duly verified the information to be correct, the Vendor will upon completion apply the Early Completion Benefit for part payment of the balance of the purchase price directly. Irrespective of whether or not the application for the Early Completion Benefit is approved by the Vendor, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

2. 特別現金回贈
Special Cash Rebate

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)

(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

如買方：

Where the Purchaser:

- 沒有使用第(4)(B1)(iii)3(c)段所述的Super第一按揭貸款；及
has not utilized the Super First Mortgage Loan as set out in paragraph (4)(B1)(iii)3(c); and
- 按買賣合約付清樓價餘額，
settles the balance of the purchase price in accordance with the agreement for sale and purchase,

買方可獲賣方送出特別現金回贈（『特別現金回贈』）。特別現金回贈的金額相等於樓價2%。

the Purchaser shall be entitled to the Special Cash Rebate (“Special Cash Rebate”) offered by the Vendor. The amount of the Special Cash Rebate shall be equal to 2% of the purchase price.

買方須於付清樓價餘額之日前最少30日以書面向賣方申請特別現金回贈，賣方會於收到申請並證實有關資料無誤後將特別現金回贈直接用於支付部份樓價餘額。
The Purchaser shall apply to the Vendor in writing for the Special Cash Rebate at least 30 days before the date of settlement of the balance of the purchase price. After the Vendor has received the application and duly verified the information to be correct, the Vendor will apply the Special Cash Rebate for part payment of the balance of the purchase price directly.

3. 貸款優惠
Loan Offer

買方可向賣方的指定財務機構(忠誠財務有限公司，為賣方的有聯繫公司)申請以下其中一項貸款優惠：

The Purchaser may apply for ONLY ONE of the following loan offers from the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor):

- (a) 備用第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)

(This benefit is a "designated gift(s), financial advantage(s) or benefit(s)", please see Note 6 for details.)

備用第二按揭貸款的最高金額為淨樓價的 20%，惟第一按揭貸款(由第一按揭銀行提供)及備用第二按揭貸款總金額不可超過淨樓價的 80%，或應繳付之樓價餘額，以較低者為準。詳情請參閱附錄 1(a)。

The maximum amount of the Standby Second Mortgage Loan shall be 20% of the net purchase price, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Standby Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower. Please see Annex 1(a) for details.

- (b) 備用第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)

(This benefit is a "designated gift(s), financial advantage(s) or benefit(s)", please see Note 6 for details.)

備用第一按揭貸款的最高金額為淨樓價的 75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 1(b)。

The maximum amount of the Standby First Mortgage Loan shall be 75% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 1(b) for details.

- (c) Super第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Super First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)

(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

- 如買方使用Super第一按揭貸款，買方將不會享有第(4)(B1)(iii)2段所述的特別現金回贈。

If the Purchaser has utilized the Super First Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate as set out in paragraph (4)(B1)(iii)2.

Super 第一按揭貸款的最高金額為淨樓價的 75%，惟貸款金額不可超過應繳付之樓價餘額。詳情請參閱附錄 1(c)。

The maximum amount of the Super First Mortgage Loan shall be 75% of the net purchase price, provided that the loan amount shall not exceed the balance of purchase price payable. Please see Annex 1(c) for details.

- (d) Cullinan Sky 36 (只適用於個人名義買方)
Cullinan Sky 36 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 1(d)。

Please see Annex 1(d) for details.

- (e) 置尊120 (只適用於個人名義買方)
Grand 120 (only applicable to the Purchaser who is an individual)

詳情請參閱附錄 1(e)。

Please see Annex 1(e) for details.

上文『淨樓價』一詞指住宅物業之樓價扣除第(4)(B1)(iii)1 段所述的提前成交優惠 (如有)及第(4)(B1)(iii)2 段所述的特別現金回贈 (如有)後的金額。

The term "net purchase price" above means the amount of the purchase price of the residential property after deducting the Early Completion Benefit (if any) as set out in paragraph (4)(B1)(iii)1 and the Special Cash Rebate (if any) as set out in paragraph (4)(B1)(iii)2.

4. 家具優惠 (只適用於購買附錄 2 所列明的單位的買方)
Furniture Benefit (only applicable to the Purchaser who purchases the unit(s) as listed in Annex 2)

如買方於簽署臨時買賣合約時不選擇第(4)(B1)(ii)8段所述之港幣\$10,000折扣，買方可免費獲贈附錄2所述適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。為免疑問，就購買每個住宅物業，買方只可享有港幣\$10,000折扣或家具優惠。詳情請參閱附錄2。

If the Purchaser does not choose the HK\$10,000 Discount as set out in paragraph (4)(B1)(ii)8 upon the signing of preliminary agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as set out in Annex 2 (the “Furniture”) free of

charge. For the avoidance of doubt, for the purchase of each residential property, the Purchaser is only entitled to either the HK\$10,000 Discount or the Furniture Benefit. Please see Annex 2 for details.

為免疑問，第(4)(B1)(iii)6段所述的首3年保修優惠不適用於該家具。

For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(B1)(iii)6 does not apply to the Furniture.

5. 設備/禮品優惠
Appliance / Gift Benefit

如買方按買賣合約付清樓價餘額及完成住宅物業的買賣交易，買方可免費獲贈一部iPad (品牌名稱：Apple)及一部HomePod mini (品牌名稱：Apple)作為禮品 (統稱為『該禮品』)。

Where the Purchaser settles the balance of the purchase price in accordance with the agreement for sale and purchase and completes the sale and purchase of the residential property, the Purchaser will be provided with an iPad (Brand Name: Apple) and a HomePod mini (Brand Name: Apple) free of charge (collectively, the “Gifts”).

賣方或其代表不會就設備/禮品優惠及該禮品提供保養或作出任何保證或陳述，更不會就該禮品狀況、狀態、品質、性能或任何該禮品是否品牌最新型號作出任何保證及陳述。賣方承諾如不能提供上述指明的品牌名稱的該禮品，便會提供品質相若的該禮品。

The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Appliance / Gift Benefit and the Gifts. In particular, no warranty or representation whatsoever is given as to the Gifts’ condition, state, quality, fitness or as to whether any of the Gifts provided are the latest versions of the brand. The Vendor undertakes that if the Gifts of the abovementioned specified brand name are not provided, the Gifts of comparable quality will be provided.

設備/禮品優惠受其他條款及細則約束。賣方不會就設備/禮品優惠及/或該禮品承擔任何直接或間接的責任或損失。若就設備/禮品優惠及/或該禮品有任何爭議，賣方的決定為最終決定並對買方具有約束力。

The Appliance / Gift Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Appliance / Gift Benefit and/or the Gifts. In case of any disputes regarding the Appliance / Gift Benefit and/or the Gifts, the Vendor’s determination shall be final and binding on the Purchaser.

為免疑問，第(4)(B1)(iii)6段所述的首3年保修優惠不適用於該禮品。

For the avoidance of doubt, the First 3 Years Warranty Offer as set out in paragraph (4)(B1)(iii)6 does not apply to the Gifts.

6. 首3年保修優惠
First 3 Years Warranty Offer

在不影響買方於買賣合約下之權利的前提下，凡住宅物業有欠妥之處，買方可於住宅物業的成交日起計 3 年內向賣方發出書面通知，賣方須在收到書面通知後在合理地切實可行的範圍內盡快自費作出修補。

Without affecting the Purchaser’s rights under the agreement for sale and purchase, the Vendor shall at its own cost and as soon as reasonably practicable after receipt of a written notice served by the Purchaser within 3 years from the date of completion of sale and purchase of the residential property rectify any defects to the residential property.

為免疑問，首 3 年保修優惠不適用於該欠妥之處由正常損耗、任何人之行為或疏忽造成；園景及盆栽(如有)；第(4)(B1)(iii)4 段所述的該家具(如有)及第(4)(B1)(iii)5 段所述的該禮品(如有)。

For the avoidance of doubt, the First 3 Years Warranty Offer does not apply to any defects caused by fair wear and tear, the act or neglect of any person; the landscaping and potted plants (if any); the Furniture (if any) as set out in paragraph (4)(B1)(iii)4 and the Gifts (if any) as set out in paragraph (4)(B1)(iii)5.

首 3 年保修優惠受其他條款及細則約束。

The First 3 Years Warranty Offer is subject to other terms and conditions.

(4)(iv) 誰人負責支付買賣該期數中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the Phase

1. 買方必須另聘代表律師為買方之代表律師處理其買賣合約及轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
The Purchaser must instruct his/her/its own solicitors to act for him/her/it in relation to the agreement for sale and purchase and the assignment, each of the Vendor and the Purchaser shall pay his/her/its own solicitors' legal fees in respect of the agreement for sale and purchase and the assignment.
2. 買方須支付一概有關臨時買賣合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、任何從價印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費用)及登記費用。
All stamp duty (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) and registration fees on the preliminary agreement for sale and purchase, the agreement for sale and purchase and the assignment shall be borne by the Purchaser.

(4)(v) 買方須為就買賣該期數中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the Phase.

製作、登記及完成公契及管理協議、副公契(如有)及管理協議及分副公契(如有)(統稱『公契』)之費用及附於公契之圖則費用的適當分攤、所購物業的業權契據及文件認證副本之費用、所購物業的買賣合約及轉讓契之圖則費、所購住宅的按揭(如有)之法律及其他費用及代墊付費用及其他有關所購物業的買賣的文件的法律及其他實際支出，均由買方負責。

The Purchaser shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement and the Sub-Deed of Mutual Covenant and Management Agreement (if any) and the Sub-Sub-Deed of Mutual Covenant (if any) (collectively the "DMC") and the plans attached to the DMC, all costs for preparing certified copies of title deeds and documents of the property purchased, all plan fees for plans to be annexed to the agreement for sale and purchase and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the property purchased and all legal costs and charges of any other documents relating to the sale and purchase of the property purchased.

備註：

Notes:

1. 根據香港金融管理局指引，銀行於計算按揭貸款成數時，必須先從樓價中扣除所有提供予買方就購買住宅物業而連帶獲得的全部現金回贈或其他形式的金錢獎賞或優惠(如有)；而有關還款能力之要求(包括但不限於供款與入息比率之上限)將按個別銀行及香港金融管理局不時公佈之指引而變更。詳情請向有關銀行查詢。
According to Hong Kong Monetary Authority guidelines, the value of all cash rebates or other forms of monetary incentives or benefits (if any) made to the Purchaser in connection with the purchase of a residential property will be deducted from the purchase price when calculating the loan-to-value ratio by the bank; and the relevant repayment ability requirement (including but not limited to the cap of debt servicing ratio) may vary according to the banks themselves and the guidelines announced from time to time by Hong Kong Monetary Authority. For details, please enquire with the banks.
2. 所有就購買該期數中的指明住宅物業而連帶獲得的任何折扣、贈品、財務優惠或利益均只提供予臨時買賣合約中訂明的一手買方及不可轉讓。賣方有絕對酌情權決定所有相關事項，包括但不限於買方是否符合資格可獲得該等折扣、贈品、財務優惠或利益。賣方亦保留解釋該等折扣、贈品、財務優惠或利益的相關條款的權利。如有任何爭議，賣方之決定為最終並對買方有約束力。
All of the discount, gift, financial advantage or benefit to be made available in connection with the purchase of a specified residential property in the Phase are offered to first-hand Purchaser as specified in the preliminary agreement for sale and purchase only and shall not be transferable. The Vendor has absolute discretion in deciding all relevant matters including but not limited to whether a Purchaser is entitled to those discount, gift, financial advantage or benefit. The Vendor also reserves the right to interpret the relevant terms and conditions of those discount, gift, financial advantage or benefit. In case of dispute, the Vendor's decision shall be final and binding on the Purchasers.
3. 所有由賣方將提供用以支付樓價餘額部份的現金回贈(以向上捨入方式換算至整數)，在符合提供現金回贈的相關先決條件的情況下，賣方保留權利以其他方法及形式將現金回贈支付予買方。如其後發現買方不應獲得任何現金回贈，買方收到賣方要求後須立即退回相關現金回贈予賣方。
For all cash rebate(s) (rounded up to the nearest integer) that will be offered by the Vendor for part payment of the balance of purchase price, subject to the relevant prerequisite for provision of the cash rebate(s) being satisfied, the Vendor reserves the right to pay the cash rebate(s) to the Purchaser by other method(s) and in other manner. If subsequently it is discovered that the Purchaser is not entitled to any cash rebate(s), the Purchaser shall forthwith upon demand by the Vendor refund the relevant cash rebate(s) to the Vendor.
4. 賣方的指定財務機構(忠誠財務有限公司)為賣方的有聯繫公司。賣方的指定財務機構沒有亦將不會委任任何人士(第三方)處理就向任何擬借款人或任何指明類別的擬借款人批出貸款，無論是促致、洽商、取得或申請貸款，或是擔保或保證該筆貸款的償還或有關事宜。
The Vendor's designated financing company (Honour Finance Company, Limited) is a related company of the Vendor. The Vendor's designated financing company does not and will not appoint any person (third party) for or in relation to granting a loan to any intending borrower or any specified class of intending borrower, whether as to the procuring, negotiation, obtaining, application, guaranteeing or securing the repayment of such a loan.
5. 由賣方之指定財務機構提供的任何貸款，其最高貸款金額、息率及條款僅供參考，買方實際可獲得的貸款金額、息率及條款須視乎指定財務機構的獨立批核結果而定，而且可能受法例及政府、香港金融管理局、銀行及相關監管機構不時發出之指引、公布、備忘等(不論是否對指定財務機構有約束力)影響。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The maximum loan amount, interest rate and terms of any loan to be offered by the Vendor's designated financing company are for reference only. The actual loan amount, interest rate and terms to be offered to the Purchaser shall be subject to the independent approval of the designated financing company, and may be affected by the laws and the guidelines, announcement, memorandum, etc. (whether the same is binding on the designated financing company) issued by the Government, Hong Kong Monetary Authority,

banks and relevant regulatory authorities from time to time. The Purchaser shall provide information and documents requested from the designated financing company, otherwise, the loan application shall not be processed.

6. (只適用於公司買方) 如於支付樓價餘額的日期前(包括該日期), 買方的股東結構及/或董事於沒有得到賣方的書面同意下有任何變動(包括減少、增加、取代或更換), 賣方有絕對酌情權(但無責任)取消及/或撤回就購買該期數指明住宅物業而提供予買方的全部或任何指定贈品、財務優惠或利益。在此情況下, 如賣方取消及/或撤回的任何指定贈品、財務優惠或利益已由賣方提供或給予買方, 買方須立即將該等指定贈品、財務優惠或利益退回及/或退還賣方。買方不會為此獲得任何補償。作為享有指定贈品、財務優惠或利益的先決條件, 買方須提供賣方不時要求的文件及資料以顯示及證明買方所有董事和股東的數目和身份以及買方的股東架構及/或董事並無變動。如有任何爭議, 賣方之決定為最終並對買方有約束力。

(Applicable to corporate Purchaser only) If there are any changes (including any reduction, increase, substitution or replacement) in the shareholder structure and/or the directorship of the Purchaser at any time prior to (and including) the date of payment of balance of purchase price without the Vendor's written consent, the Vendor shall be entitled (but not obliged) to in its absolute discretion cancel and/or withdraw all or any of the designated gift, financial advantage or benefit to be made available to the Purchaser in connection with the purchase of a specified residential property in the Phase. In such event, if any of the designated gift, financial advantage or benefit being cancelled and/or withdrawn by the Vendor has already been provided or given by the Vendor to the Purchaser, the Purchaser shall return and/or refund such designated gift, financial advantage or benefit to the Vendor forthwith. The Purchaser shall not be entitled to any compensation therefor. As a pre-condition of enjoying the designated gift, financial advantage or benefit, the Purchaser shall provide documents and information as requested by the Vendor from time to time to show and prove the number and identity of all of the directors and shareholders of the Purchaser and that there has been no change in the shareholder structure and/or the directorship of the Purchaser. In case of dispute, the Vendor's decision shall be final and binding on the Purchaser.

- 附錄 1(a) 備用第二按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 1(a) Standby Second Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)
(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

賣方的指定財務機構 (忠誠財務有限公司，為賣方的有聯繫公司) (『指定財務機構』) 提供備用第二按揭貸款 (『第二按揭貸款』) 之主要條款如下：
The key terms of a Standby Second Mortgage Loan (“Second Mortgage Loan”) offered by the Vendor’s designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) (“designated financing company”) are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第二按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a Second Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 第二按揭貸款以住宅物業之第二法定按揭作抵押。
The Second Mortgage Loan shall be secured by a second legal mortgage over the residential property.
- (IIA) (如買方為香港註冊成立的有限公司及其所有股東及董事均為個人)買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為第二按揭貸款的擔保人。
(If the Purchaser is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) All shareholder(s) and all director(s) of the Purchaser upon the date of signing of the preliminary agreement for sale and purchase, shall be the guarantor(s) for the Second Mortgage Loan.
- (III) 住宅物業只可供買方或(如買方為公司)買方的股東及/或董事自住。
The residential property shall only be self-occupied by the Purchaser or (if the Purchaser is a company) its shareholder(s) and/or director(s).
- (IV) 第二按揭貸款的最高金額為有關付款計劃所述之淨樓價的20%，惟第一按揭貸款(由第一按揭銀行提供)及第二按揭貸款總金額不可超過淨樓價的80%，或應繳付之樓價餘額，以較低者為準。
The maximum amount of the Second Mortgage Loan shall be 20% of the net purchase price as mentioned in the relevant payment plan, provided that the total amount of first mortgage loan (offered by the first mortgagee bank) and the Second Mortgage Loan shall not exceed 80% of the net purchase price, or the balance of purchase price payable, whichever is lower.
- (V) 首36個月之利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減1.75% p.a.，其後之利率為港元最優惠利率減0.5% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate for the first 36 months shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 1.75% p.a., thereafter at Hong Kong Dollar Best Lending Rate minus 0.5% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (VI) 第二按揭貸款年期最長為25年，或第一按揭貸款(由第一按揭銀行提供)之年期，以較短者為準。
The maximum tenor of Second Mortgage Loan shall be 25 years or the tenor of first mortgage loan (offered by the first mortgagee bank), whichever is shorter.
- (VII) 買方須以按月分期償還第二按揭貸款。
The Purchaser shall repay the Second Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.
- (IX) 買方須就申請第二按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Second Mortgage Loan.
- (X) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭銀行須為指定財務機構所指定及轉介之銀行(『第一按揭銀行』)，買方並且須得到第一按揭銀行同意辦理第二按揭貸款。請注意，第一按揭銀行已原則上同意指定財務機構可在銀行信貸評估的基礎上向買方提供第二按揭貸款，並將第二按揭貸款的條款納入銀行的按揭審批考慮。
The first mortgagee bank (“the first mortgagee bank”) shall be nominated and referred by the designated financing company and the Purchaser shall obtain consent from the first mortgagee bank to apply for the Second Mortgage Loan. Please note that, the first mortgagee bank has agreed in principle that the designated financing company may offer the Second Mortgage Loan to the Purchaser subject to bank’s credit assessment, and will take into account the terms of the Second Mortgage Loan in accordance with bank’s credit approval.
- (XIII) 第一按揭貸款申請(由第一按揭銀行提供)及第二按揭貸款申請須由有關承按機構獨立審批。
The first mortgage loan application (offered by the first mortgagee bank) and the Second Mortgage Loan application shall be approved by the relevant mortgagees independently.
- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.

- (XV) 買方敬請向指定財務機構查詢有關第二按揭貸款用途及詳情。第二按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Second Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the Second Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

- (XVI) 所有第二按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第二按揭貸款的律師費用及代墊付費用。

All legal documents of the Second Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the Second Mortgage Loan.

- (XVII) 第二按揭貸款受其他條款及細則約束。

The Second Mortgage Loan is subject to other terms and conditions.

- (XVIII) 賣方無給予或視之為已給予任何就第二按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Second Mortgage Loan.

備註：銀行會根據香港金融管理局的指引，將第二按揭貸款的條款納入銀行的按揭審批考慮。詳情請向有關銀行查詢。

Note: The bank will, in the course of approving any mortgage, take into account the terms and conditions of the Second Mortgage Loan in accordance with Hong Kong Monetary Authority guidelines. For details, please enquire with the banks.

- 附錄 1(b) 備用第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 1(b) Standby First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)
(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

賣方的指定財務機構 (忠誠財務有限公司，為賣方的有聯繫公司) (『指定財務機構』) 提供備用第一按揭貸款 (『第一按揭貸款』) 之主要條款如下：
The key terms of a Standby First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) (“designated financing company”) are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (IIA) (如買方為香港註冊成立的有限公司及其所有股東及董事均為個人) 買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為第一按揭貸款的擔保人。
(If the Purchaser is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) All shareholder(s) and all director(s) of the Purchaser upon the date of signing of the preliminary agreement for sale and purchase shall be the guarantor(s) for the First Mortgage Loan.
- (III) 住宅物業只可供買方或(如買方為公司)買方的股東及/或董事自住。
The residential property shall only be self-occupied by the Purchaser or (if the Purchaser is a company) its shareholder(s) and/or director(s).
- (IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 75% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (V) 首36個月之利率為：
Interest rate for the first 36 months shall be:
 - (如第一按揭貸款的金額不超過淨樓價的65%)香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2% p.a.；或
(If the amount of the First Mortgage Loan does not exceed 65% of the net purchase price) Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2% p.a.; or

- (如第一按揭貸款的金額超過淨樓價的65%，但不超過淨樓價的75%)港元最優惠利率減1.75% p.a.，
(If the amount of the First Mortgage Loan exceeds 65% of the net purchase price, but does not exceed 75% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 1.75% p.a.,

其後之利率為港元最優惠利率，利率浮動。最終利率以指定財務機構認可而定。

thereafter at Hong Kong Dollar Best Lending Rate, subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.

- (VI) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (X) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.
- (XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XV) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XVI) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(XVII) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

- 附錄 1(c) Super 第一按揭貸款 (只適用於買方為個人或香港註冊成立的有限公司及其所有股東及董事均為個人)
Annex 1(c) Super First Mortgage Loan (only applicable to the Purchaser who is an individual or a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s))

(此優惠為指定贈品、財務優惠或利益，詳情請參閱備註 6。)
(This benefit is a “designated gift(s), financial advantage(s) or benefit(s)”, please see Note 6 for details.)

- 如買方使用Super第一按揭貸款，買方將不會享有特別現金回贈。
If the Purchaser has utilized the Super First Mortgage Loan, then the Purchaser shall not be entitled to the Special Cash Rebate.

賣方的指定財務機構(忠誠財務有限公司，為賣方的有聯繫公司) (『指定財務機構』)提供Super第一按揭貸款 (『第一按揭貸款』) 之主要條款如下：
The key terms of the Super First Mortgage Loan (“First Mortgage Loan”) offered by the Vendor’s designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) (“designated financing company”) are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請第一按揭貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for a First Mortgage Loan not less than 60 days before (whichever is earlier) the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 第一按揭貸款以住宅物業之第一法定按揭作抵押。
The First Mortgage Loan shall be secured by a first legal mortgage over the residential property.
- (IIA) (如買方為香港註冊成立的有限公司及其所有股東及董事均為個人) 買方於簽署臨時買賣合約的日期的所有股東和所有董事，必須成為第一按揭貸款的擔保人。
(If the Purchaser who is a limited company incorporated in Hong Kong with all its shareholder(s) and director(s) being individual(s)) All shareholder(s) and all director(s) of the Purchaser upon the date of signing of the preliminary agreement for sale and purchase shall be the guarantor(s) for the First Mortgage Loan.
- (III) 住宅物業只可供買方或(如買方為公司)買方的股東及/或董事自住。
The residential property shall only be self-occupied by the Purchaser or (if the Purchaser is a company) its shareholder(s) and/or director(s).
- (IV) 第一按揭貸款的最高金額為有關付款計劃所述之淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。
The maximum amount of the First Mortgage Loan shall be 75% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.
- (V) 利率為：
Interest rate shall be:

期間 Period	利率 Interest rate
首36個月 The first 36 months	定息2.38% p.a. Fixed rate at 2.38% p.a.
第37個月及之後 The 37th month and afterward	香港上海滙豐銀行有限公司不時報價之港元最優惠利率，利率浮動。 Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited, subject to fluctuation.

最終利率以指定財務機構認可而定。

The final interest rate will be subject to approval by the designated financing company.

- (VI) 第一按揭貸款年期最長為25年。
The maximum tenor of First Mortgage Loan shall be 25 years.
- (VII) 買方須以按月分期償還第一按揭貸款。
The Purchaser shall repay the First Mortgage Loan by monthly instalments.
- (VIII) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.
- (IX) 買方須就申請第一按揭貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the First Mortgage Loan.
- (X) 買方及其擔保人(如有)須提供足夠文件證明其還款能力，包括但不限於在指定財務機構要求下提供信貸報告、最近2年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser and his/her/its guarantor (if any) shall provide sufficient documents to prove his/her/its repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her/its guarantor (if any). The Purchaser and his/her/its guarantor (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (XI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (XII) 第一按揭貸款申請須由指定財務機構獨立審批。
The First Mortgage Loan application shall be approved by the designated financing company independently.

(XIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。

In accordance with the result of credit check and assessment of the Purchaser and his/her/its guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/ or the other conditions) as set out in the relevant payment plan.

(XIV) 買方敬請向指定財務機構查詢有關第一按揭貸款用途及詳情。第一按揭貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。

The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the First Mortgage Loan. The approval or disapproval of the loan, the approved loan amount of the First Mortgage Loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.

(XV) 所有第一按揭貸款法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關第一按揭貸款的律師費用及代墊付費用。

All legal documents of First Mortgage Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her/its own solicitors to act for him/her/it, and in such event, the Purchaser shall also bear his/her/its own solicitors' costs and disbursements relating to the First Mortgage Loan.

(XVI) 第一按揭貸款受其他條款及細則約束。

The First Mortgage Loan is subject to other terms and conditions.

(XVII) 賣方無給予或視之為已給予任何就第一按揭貸款之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the First Mortgage Loan.

附錄 1(d) Cullinan Sky 36 (只適用於個人名義買方)
Annex 1(d) Cullinan Sky 36 (only applicable to the Purchaser who is an individual)

買方可向賣方的指定財務機構 (忠誠財務有限公司，為賣方的有聯繫公司) (「指定財務機構」) 申請 Cullinan Sky 36，主要條款如下：
The Purchaser can apply to the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") for the Cullinan Sky 36. Key terms are as follows:

- (I) 買方於付清樓價餘額之日前最少60日以書面向指定財務機構申請 Cullinan Sky 36。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company for the Cullinan Sky 36 not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) Cullinan Sky 36 必須以住宅物業之第一法定按揭作為抵押。
The Cullinan Sky 36 shall be secured by a first legal mortgage over the residential property.
- (III) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (IV) 擔保人(如有)必須為買方的指定親屬(即配偶、父母(或配偶的父母)、子女、兄弟或姊妹)或買方其中一位的指定親屬或指定財務機構所接受的其他人士。
The guarantor(s) (if any) must be a designated relative (i.e. spouse, parents (or spouse's parents), children, brothers or sisters) of the Purchaser or a designated relative of any one of the Purchasers, or other person acceptable to the designated financing company.
- (V) 買方及擔保人(如有)的(a) 平均金融資產價值及(b)平均每年入息的總值(「總值」)必須不少於樓價的30%，其中(b)平均每年入息不多於樓價的15%。
The total value ("total value") of (a) the average financial assets value and (b) the average annual income of the Purchaser and the guarantor(s) (if any) shall be at least 30% of the purchase price, where (b) the average annual income does not exceed 15% of the purchase price.

上述「平均金融資產價值」指買方及其擔保人(如有)的金融資產(見以下備註)於以下時期的平均價值：

The above "average financial assets value" refers to the average value of the financial assets (see note below) of the Purchaser and his/her guarantor(s) (if any) in the following periods:

- 於簽署臨時買賣合約的日期前的2個月；及
the 2 months before the date of signing the preliminary agreement for sale and purchase; and
- 申請 Cullinan Sky 36 前的2個月。
the 2 months before the application for Cullinan Sky 36.

備註：「金融資產」只計算以買方及其擔保人(如有)的個人名義持有的以下類別金融資產，並不包括以公司名義持有的金融資產：

Note: “The financial assets” only counts in the following types of financial assets held in personal name of the Purchaser and his/her guarantor(s) (if any), but excluding the financial assets held in name of a company:

- 存放於香港持牌銀行的金融資產(只包括港幣及外幣存款、證券、債券及單位信託基金)扣除相關授信額度；及
the financial assets (including Hong Kong dollar and foreign currency deposits, securities, bonds and unit trusts only) placed in Hong Kong licensed banks after deducting related credit facilities; and
- 存放於香港證券及期貨事務監察委員會（證監會）的註冊機構的現金戶口內的金融資產。為免疑問，不包括孖展戶口內的金融資產。
the financial assets placed in cash account(s) in a registered institution under the Securities and Futures Commission (SFC) in Hong Kong. For the avoidance of doubt, the financial assets placed in a margin account are excluded.

按個別金融資產情況，指定財務機構可能會調整其計算價值。

Subject to the status of each financial assets, the designated financing company may adjust the calculated value.

儘管符合上述要求，指定財務機構保留權利(a)不接受全部或部份有關金融資產；及(b)要求買方及(如有)其擔保人提供更多的金融資產證明。

Notwithstanding satisfaction of the above requirements, the designated financing company reserves the right (a) not to accept all or a part of the relevant financial assets; and (b) requests the Purchaser and (if any) his/her guarantor(s) to provide more proof of financial assets.

上述「平均每年入息」只計算買方及其擔保人(如有)的最近2年的香港稅單的入息。

The above “average annual income” only calculates the income of the Purchaser and his/her guarantor(s) (if any) according to Hong Kong Tax Demand Note for the last 2 years.

- (VI) 買方及其擔保人(如有)須提供足夠證明文件(包括但不限於工作證明、最近2年的香港薪俸稅單、金融資產證明及資金來源證明)及指定財務機構所需其他文件，包括但不限於在指定財務機構要求下提供信貸報告及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估，及會因應買方及其擔保人(如有)的信貸審查及評估結果，對貸款金額作出調整。

The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documentary proof (including without limitation, proof of employment, Hong Kong Tax Demand Note for the last 2 years, proof of financial assets and proof of source of funds) and other necessary documents upon request from the designated financing company, including without limitation, credit report and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any), and adjust the loan amount in accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any).

- (VII) Cullinan Sky 36的最高金額為有關付款計劃所述之淨樓價的75%，惟貸款金額不可超過應繳付之樓價餘額。

The maximum amount of the Cullinan Sky 36 shall be 75% of the net purchase price as mentioned in the relevant payment plan, provided that the loan amount shall not exceed the balance of purchase price payable.

- (VIII) 買方須提供指定財務機構還款資金安排及相關文件證明。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser is required to provide to the designated financing company the funding arrangement for repayment and the relevant documents. The Purchaser and his/her guarantor(s) (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (IX) Cullinan Sky 36 申請須由指定財務機構獨立審批。
The Cullinan Sky 36 shall be approved by the designated financing company independently.
- (X) Cullinan Sky 36 必須一次過全部提取，並只可用於繳付樓價餘額。
The Cullinan Sky 36 shall be fully drawn in one lump sum and shall only be applied for payment of the balance of purchase price.
- (XI) Cullinan Sky 36 的期限為3年。
The maximum tenor of the Cullinan Sky 36 shall be 3 years.
- (XII) 利率為：
Interest rate shall be:
- (如Cullinan Sky 36的金額不超過淨樓價的65%)香港上海滙豐銀行有限公司不時報價之港元最優惠利率(『港元最優惠利率』)減2.25% p.a.；或
(If the amount of the Cullinan Sky 36 does not exceed 65% of the net purchase price) Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited (“Hong Kong Dollar Best Lending Rate”) minus 2.25% p.a.; or
 - (如Cullinan Sky 36的金額超過淨樓價的65%，但不超過淨樓價的75%)港元最優惠利率減1.75% p.a.，
(If the amount of the Cullinan Sky 36 exceeds 65% of the net purchase price, but does not exceed 75% of the net purchase price) Hong Kong Dollar Best Lending Rate minus 1.75% p.a.,
- 利率浮動。最終利率以指定財務機構認可而定。
subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (XIII) 買方須就申請Cullinan Sky 36 支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Cullinan Sky 36.
- (XIV) 買方須以以下方式償還Cullinan Sky 36：
The Purchaser shall repay the Cullinan Sky 36 in the following manner:-
- (i) 每月償還的本金金額相當於樓價0.38% (『每月基本供款』)，先用於支付利息，餘款用於償還Cullinan Sky 36；及
monthly repay the principal of an amount equivalent to 0.38% of the purchase price^ (“Monthly Basic Instalment”), shall be paid to settle interest first, and the balance shall be applied for repayment of the Cullinan Sky 36; and

- (ii) 於到期日，全數償還Cullinan Sky 36 餘款及(如有)利息。
fully repay the balance of the Cullinan Sky 36 and (if any) interest on the maturity date.
- ^ 如當月應付利息高於每月基本供款金額，買方須額外支付差額部份(即當月應付利息減去每月基本供款金額)，以全數支付當月應付利息。
- ^ If the interest payable for the month is higher than the amount of Monthly Basic Instalment, the Purchaser must pay the difference (i.e. the interest payable for the month minus the amount of Monthly Basic Instalment) in order to pay the full amount of the interest payable for the month.
- (XV) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.
- (XVI) 買方可向指定財務機構申請附錄1(f)所述的延續貸款，於Cullinan Sky 36 到期日用以償還Cullinan Sky 36。延續貸款的最高金額為Cullinan Sky 36 的到期日須償還的Cullinan Sky 36 的餘款減去樓價的10%。指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄1(f)。
The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(f) for repayment of the Cullinan Sky 36 upon the maturity date of the Cullinan Sky 36. The maximum amount of the Extended Loan shall be the balance of the Cullinan Sky 36 repayable on maturity date of the Cullinan Sky 36 less 10% of the purchase price. The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor(s) (if any). Please see Annex 1(f) for details.
- (XVII) 所有Cullinan Sky 36 的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關Cullinan Sky 36 的律師費用及代墊付費用。
All legal documents of the Cullinan Sky 36 shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Cullinan Sky 36.
- (XVIII) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or the other conditions) as set out in the relevant payment plan.
- (XIX) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (XX) Cullinan Sky 36 受其他條款及細則約束。
The Cullinan Sky 36 is subject to other terms and conditions.

(XXI) 賣方無給予或視之為已給予任何就Cullinan Sky 36 之安排及批核的陳述或保證。

No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Cullinan Sky 36.

附錄 1(e) 置尊 120 (只適用於個人名義買方)
Annex 1(e) Grand 120 (applicable only to the Purchaser who is an individual)

買方可向賣方的指定財務機構 (忠誠財務有限公司，為賣方的有聯繫公司) (「指定財務機構」) 申請置尊120 (『樓價貸款』)，主要條款如下：
The Purchaser can apply to the Vendor's designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) ("designated financing company") for the Grand 120 ("the Payment Financing"). Key terms are as follows:

- (I) 買方須於付清樓價餘額之日前最少60日以書面向指定財務機構申請樓價貸款。指定財務機構將不會處理逾期貸款申請。
The Purchaser shall make a written application to the designated financing company for the Payment Financing not less than 60 days before the date of settlement of the balance of the purchase price. Late loan applications will not be processed by the designated financing company.
- (II) 樓價貸款必須以住宅物業之第一法定按揭及一個(或以上)香港住宅物業(「現有物業」)之第一法定按揭作為抵押。以下為現有物業的基本要求：
The Payment Financing shall be secured by a first legal mortgage over the residential property and a first legal mortgage over one (or more) Hong Kong residential property(ies) ("Existing Property"). The following are the basic requirements of the Existing Property:
- 現有物業的註冊業主(或其中一位註冊業主)必須為買方(或買方其中一位)或買方的近親(即配偶、父母(或配偶的父母)、子女、兄弟、姊妹、祖父母、外祖父母、孫、孫女、外孫或外孫女)或買方其中一位的近親；及
The registered owner of the Existing Property (or any one of the registered owners) must be the Purchaser (or any one of the Purchasers) or a close relative (i.e. spouse, parents (or spouse's parents), children, brothers, sisters, grandparents or grandchildren) of the Purchaser or a close relative of any one of the Purchasers; and
 - 現有物業的業權良好；及
The title to the Existing Property is good; and
 - 現有物業沒有出租；及
The Existing Property is not leased out; and
 - 現有物業沒有銀行按揭以外的其他按揭或產權負擔；及
The Existing Property is not subject to any mortgage or incumbrance other than bank mortgage; and
 - 現有物業不屬於村屋、1980年前發出入伙紙的單幢式住宅物業、有轉讓限制的物業或非屋苑式的離島物業等；及
The Existing Property is not a village-type house, nor a residential property in a single block with an Occupation Permit issued before 1980, nor property which is subject to alienation restrictions and nor non-estate-type property situated on the outlying islands, etc.; and
 - 現有物業的價值必須符合以下要求：
The value of the Existing Property must satisfy the following requirements:

於申請樓價貸款時 At the time of application for the Payment Financing	指定財務機構估算現有物業的價值(「估算價值」) The designated financing company's valuation of the Existing Property ("Valuation")
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage	現有物業的(總)估算價值為樓價的40%或以上 The (total) Valuation of the Existing Property(ies) is 40% of the purchase price or above
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank	現有物業的(總)估算價值為樓價的80%或以上 The (total) Valuation of the Existing Property(ies) is 80% of the purchase price or above

儘管符合上述要求，指定財務機構保留權利不接受現有物業作為抵押品。

Notwithstanding that the above requirements might have been met, the designated financing company reserves the right not to accept the Existing Property as security.

(III) 住宅物業只可供買方自住。

The residential property shall only be self-occupied by the Purchaser.

(IV) 樓價貸款必須一次過全部提取，並只可首先用於繳付樓價餘額(「A部份」)及(如適用)然後用於償還現有物業的按揭貸款(「B部份」)。如樓價貸款不足以償清現有物業的按揭貸款，現有物業的註冊業主須自行安排資金以償清現有物業的按揭貸款。

The Payment Financing shall be fully drawn in one lump sum and shall only be applied for firstly payment of the balance of purchase price ("Tranche A") and (if applicable) secondly repayment of the mortgage loan of the Existing Property ("Tranche B"). If the mortgage loan of the Existing Property cannot be fully repaid by the Payment Financing, the registered owner of the Existing Property shall arrange his/her own funds to fully repay the mortgage loan of the Existing Property.

(V) 樓價貸款的A部份及B部份的最高金額如下：

The maximum amounts of Tranche A and Tranche B of the Payment Financing are as follows:

情況 Situation	現有物業的(總)估算價值 The (total) Valuation of the Existing Property(ies)	A部份 (用於繳付樓價餘額) Tranche A (for payment of the balance of the purchase price)	B部份 (用於償還現有物業的按揭貸款) Tranche B (for repayment of the mortgage loan(s) of the Existing Property(ies))
1	樓價100%或以上 100% of the purchase price or above	樓價的90%* 90% of the purchase price*	樓價的30% [@] 30% of the purchase price [@]

2	樓價90%或以上，但少於樓價100% 90% of the purchase price or above, but less than 100% of the purchase price	樓價的90%* 90% of the purchase price*	樓價的20% [@] 20% of the purchase price [@]
3	樓價80%或以上，但少於樓價90% 80% of the purchase price or above, but less than 90% of the purchase price	樓價的90%* 90% of the purchase price*	樓價的10% [@] 10% of the purchase price [@]
4	樓價60%或以上，但少於樓價80% 60% of the purchase price or above, but less than 80% of the purchase price	樓價的90%* 90% of the purchase price*	不適用 Not applicable
5	樓價50%或以上，但少於樓價60% 50% of the purchase price or above, but less than 60% of the purchase price	樓價的80%* 80% of the purchase price*	
6	樓價40%或以上，但少於樓價50% 40% of the purchase price or above, but less than 50% of the purchase price	樓價的70%* 70% of the purchase price*	

* 扣除所有賣方將提供用以支付樓價餘額部份的現金回贈等(如有)後的金額，惟貸款金額不可超過應繳付之樓價餘額。

* less all cash rebate(s) (if any) that will be offered by the Vendor for part payment of the balance of purchase price, provided that the loan amount shall not exceed the balance of purchase price.

[@] 惟貸款金額不可超過現有物業的(總)按揭貸款餘額。

[@] provided that the loan amount shall not exceed the (total) balance of the mortgage loan of the Existing Property(ies).

因應不同付款計劃的支付條款，如買方意欲申請最高貸款金額，可能須提前支付樓價餘額。

Depending on the different terms of payment under the payment plans, the Purchaser intending to apply for the maximum loan amount may have to early settle the balance of purchase price.

(VI) 利率為3.28% p.a.。最終利率以指定財務機構認可而定。

Interest rate shall be 3.28% p.a.. The final interest rate will be subject to approval by the designated financing company.

(VII) 樓價貸款的期限最長為36個月。

The maximum tenor of the Payment Financing shall be 36 months.

(VIII) 買方須以以下方式償還樓價貸款：

The Purchaser shall repay the Payment Financing in the following manner:

(a) 每月供款相當於(視情況而定)：

monthly instalment amount equivalent to (as the case may be):

- 樓價0.38% (如樓價貸款的金額為樓價90%或以下)；或

0.38% of the Purchase Price (if the amount of the Payment Financing is 90% of the Purchase Price or below); or

- 樓價0.5% (如樓價貸款的金額為樓價90%以上)
0.5% of the Purchase Price (if the amount of the Payment Financing is over 90% of the Purchase Price)

先用於支付利息，餘款用於償還樓價貸款；及
shall be paid to settle interest first, and the balance shall be applied for repayment of the Payment Financing; and

- (b) 於到期日，全數償還樓價貸款餘款及利息。
fully repay the balance of the Payment Financing and interest on the maturity date.

- (IX) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.

- (X) 買方可向指定財務機構申請附錄1(f)所述的延續貸款，於樓價貸款到期日用以償還樓價貸款的A部份。延續貸款的最高金額為：
The Purchaser may apply to the designated financing company for the Extended Loan as set out in Annex 1(f) for repayment of the Tranche A of the Payment Financing upon the maturity date of the Payment Financing. The maximum amount of the Extended Loan shall be:

於申請樓價貸款時 At the time of application for the Payment Financing	延續貸款的最高金額 The maximum amount of the Extended Loan
現有物業或(如多於一個現有物業)全部現有物業沒有任何按揭 The Existing Property or (if more than one Existing Property) all Existing Properties do not have any mortgage	樓價貸款的到期日須償還的樓價貸款的A部份的餘款減去樓價的10%。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing less 10% of the purchase price.
現有物業或(如多於一個現有物業)任何一個或以上現有物業有銀行按揭 The Existing Property or (if more than one Existing Property) any one or more of the Existing Property(ies) is/are mortgaged to a bank	樓價貸款的到期日須償還的樓價貸款的A部份的餘款。 the balance of the Tranche A of the Payment Financing repayable on maturity date of the Payment Financing.

指定財務機構會因應買方及其擔保人(如有)的信貸評估結果，對貸款金額作出調整。詳情請參閱附錄1(f)。

The designated financing company will adjust the loan amount in accordance with the credit assessment of the Purchaser and his/her guarantor(s) (if any). Please see Annex 1(f) for details.

- (XI) 買方須提供指定財務機構所需文件，包括但不限於在指定財務機構要求下提供信貸報告、還款紀錄及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方必須提供指定財務機構所要求的資料及文件，否則貸款申請將不會獲處理。
The Purchaser is required to provide necessary documents upon request from the designated financing company, including without limitation, credit report, repayment record and/or banking record. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any). The Purchaser shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.

- (XII) 買方須提供足夠文件證明其還款能力(包括每月供款及到期還款)。
The Purchaser is required to provide sufficient documents to prove his/her repayment ability (including monthly instalments and the repayment on maturity).
- (XIII) 樓價貸款申請須由指定財務機構獨立審批。
The Payment Financing application shall be approved by the designated financing company independently.
- (XIV) 指定財務機構會因應買方及其擔保人(如有)的信貸審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and the other conditions) as set out in the relevant payment plan.
- (XV) 買方敬請向指定財務機構查詢有關貸款用途及詳情。貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。不論審批結果如何，買方仍須按買賣合約完成住宅物業的交易及繳付住宅物業的樓價全數。
The Purchaser is advised to enquire with the designated financing company about the purpose and details of the loan. The approval or disapproval of the loan, the approved loan amount of the loan and the terms thereof are subject to the final decision of the designated financing company. Irrespective of the assessment result, the Purchaser shall complete the purchase of the residential property and shall pay the full purchase price of the residential property in accordance with the agreement for sale and purchase.
- (XVI) 所有樓價貸款的法律文件須由賣方代表律師準備，並於賣方代表律師的辦事處簽署。買方無須支付任何申請貸款的手續費或法律費用(惟買方須自行支付為證明其現有物業良好業權之補契費用(如有)。如買方就樓價貸款另行自聘律師作為其代表律師，買方須負責其代表律師有關費用及代墊付費用。如現有物業有按揭，買方須自行聘請律師辦理解除按揭手續並支付相關律師費用及代墊付費用。
All legal documents of the Payment Financing shall be prepared by the Vendor's solicitors and signed at the office of the Vendor's solicitors. The Purchaser will not be charged any handling fee or legal fee for processing the loan application (except that the expenses for obtaining any missing title deeds (if any) in order to prove good title of the Existing Property shall be borne by the Purchaser). If the Purchaser shall instruct his/her own solicitors to act for him/her in the Payment Financing, the Purchaser shall bear his/her own solicitors' relevant costs and disbursements. If the Existing Property is mortgaged, the Purchaser shall instruct his/her own solicitors to handle the release of the mortgage and bear his/her own solicitors' relevant costs and disbursements.
- (XVII) 樓價貸款受其他條款及細則約束。
The Payment Financing is subject to other terms and conditions.
- (XVIII) 賣方無給予或視之為已給予任何就樓價貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Payment Financing.

附錄1(f) 延續貸款 (只適用於個人名義買方)

Annex 1(f) Extended Loan (applicable only to the Purchaser who is an individual)

- (I) 買方於有關貸款(指附錄 1(d)所述之 Cullinan Sky 36 或附錄 1(e)所述之置尊 120)的到期日前最少 60 日以書面方式向指定財務機構 (忠誠財務有限公司, 為賣方的有聯繫公司) (「指定財務機構」) 申請延續貸款 (「延續貸款」)。指定財務機構將不會處理逾期貸款申請。
The Purchaser makes a written application to the designated financing company (Honour Finance Company, Limited, which is a related company of the Vendor) (“designated financing company”) for the Extended Loan (“Extended Loan”) not less than 60 days before the maturity date of the relevant loan (refers to the Cullinan Sky 36 as set out in Annex 1(d) or the Grand 120 as set out in Annex 1(e)). Late loan applications will not be processed by the designated financing company.
- (II) 延續貸款的最高金額請參閱有關貸款的附錄。
The maximum amount of the Extended Loan shall be as mentioned in the annex of the relevant loan.
- (III) 延續貸款必須以有關貸款申請時所要求的第一法定按揭作為抵押。
The Extended Loan shall be secured by the first legal mortgage(s) as per the requirement at the time of application for the relevant loan.
- (IV) 住宅物業只可供買方自住。
The residential property shall only be self-occupied by the Purchaser.
- (V) 買方及其擔保人(如有)須提供足夠文件證明其還款能力, 包括但不限於在指定財務機構要求下提供信貸報告、最近 2 年的香港稅單、其他收入證明及/或銀行紀錄。指定財務機構會對買方及其擔保人(如有)進行信貸審查及評估。買方及其擔保人(如有)必須提供指定財務機構所要求的資料及文件, 否則貸款申請將不會獲處理。
The Purchaser and his/her guarantor(s) (if any) shall provide sufficient documents to prove his/her repayment ability, including without limitation the provision of credit report, Hong Kong Tax Demand Note for the last 2 years, other income proof and/or banking record upon request from the designated financing company. The designated financing company will conduct credit check and assessment on the Purchaser and his/her guarantor(s) (if any). The Purchaser and his/her guarantor(s) (if any) shall provide information and documents as requested by the designated financing company, otherwise, the loan application will not be processed.
- (VI) 每月(所有種類)供款總額不可高於每月收入總額的50%。
The total amount of (all kinds of) monthly instalment shall not be higher than 50% of the total amount of monthly income.
- (VII) 延續貸款申請須由指定財務機構獨立審批。
The Extended Loan application shall be approved by the designated financing company independently.
- (VIII) 延續貸款必須一次過全部提取, 並只可用於償還有關貸款餘款。
The Extended Loan shall be fully drawn in one lump sum and shall only be applied for repayment of the balance of the relevant loan.
- (IX) 延續貸款年期最長為 20 年。
The maximum tenor of the Extended Loan shall be 20 years.

- (X) 利率為香港上海滙豐銀行有限公司不時報價之港元最優惠利率加1% p.a.，利率浮動。最終利率以指定財務機構認可而定。
Interest rate shall be Hong Kong Dollar Best Lending Rate quoted from time to time by The Hongkong and Shanghai Banking Corporation Limited plus 1% p.a., subject to fluctuation. The final interest rate will be subject to approval by the designated financing company.
- (XI) 買方須以按月分期償還延續貸款。
The Purchaser shall repay the Extended Loan by monthly instalments.
- (XII) 全數或部分償還不徵收提前償還罰款。
No prepayment penalty for full repayment or partial prepayment is levied.
- (XIII) 所有延續貸款的法律文件須由賣方代表律師辦理，並由買方負責有關律師費用及代墊付費用。買方可選擇另行自聘律師作為買方代表律師，在此情況下，買方亦須負責其代表律師有關延續貸款的律師費用及代墊付費用。
All legal documents of the Extended Loan shall be handled by the Vendor's solicitors and all the costs and disbursements relating thereto shall be borne by the Purchaser. The Purchaser can choose to instruct his/her own solicitors to act for him/her, and in such event, the Purchaser shall also bear his/her own solicitors' costs and disbursements relating to the Extended Loan.
- (XIV) 買方須就申請延續貸款支付港幣\$5,000不可退還的申請手續費。
The Purchaser shall pay HK\$5,000 being the non-refundable application fee for the Extended Loan.
- (XV) 指定財務機構會因應買方及其擔保人(如有)的信貨審查及評估結果，對有關付款計劃所述的貸款條款(包括但不限於貸款金額、利率、年期及/或其他條件)作出調整。
In accordance with the result of credit check and assessment of the Purchaser and his/her guarantor(s) (if any), the designated financing company will adjust the loan term(s) (including without limitation the loan amount, the interest rate, the tenor and/or other conditions) as set out in the relevant payment plan.
- (XVI) 買方敬請向指定財務機構查詢有關延續貸款用途及詳情。延續貸款批出與否、批出貸款金額及其條款，指定財務機構有最終決定權。
The Purchaser is advised to enquire with the designated financing company about the purpose and the details of the Extended Loan. The approval or disapproval of the loan, the approved loan amount of the Extended Loan and the terms thereof are subject to the final decision of the designated financing company.
- (XVII) 延續貸款受其他條款及細則約束。
The Extended Loan is subject to other terms and conditions.
- (XVIII) 賣方無給予或視之為已給予任何就延續貸款之安排及批核的陳述或保證。
No representation or warranty is given or shall be deemed to have been given by the Vendor as to the arrangement and the approval of the Extended Loan.

附錄 2 家具優惠
Annex 2 Furniture Benefit

- (I) 家具優惠由賣方安排並由 ARTISAN LIVING LIMITED (『指定家具供應商』) 提供。買方在按買賣合約完成買賣交易的情況下，可免費獲贈表1 所列明的適用於其購買的住宅物業之裝飾、家具和物件(『該家具』)。有關該家具的詳情(包括但不限於設計、顏色及物料)，請向各指定家具供應商查詢。
The Furniture Benefit is arranged by the Vendor and provided by ARTISAN LIVING LIMITED (“designated furniture provider”) respectively. Subject to the completion of the sale and purchase in accordance with the agreement for sale and purchase, the Purchaser will be provided with the decoration, furniture and chattels applicable to the residential property purchased by the Purchaser as listed in the table 1 (the “Furniture”) free of charge. For details (including without limitation the design, colour and materials) of the Furniture, please enquire with the designated furniture provider.
- (II) 買方須付清住宅物業之樓價及按買賣合約完成住宅物業買賣，不管：
The Purchaser shall settle the full amount of the purchase price of the residential property and complete the sale and purchase of the residential property in accordance with the agreement for sale and purchase irrespective of whether:
- (a) 就家具優惠有否引起任何爭議；
there is any dispute arising from the Furniture Benefit;
 - (b) 指定家具供應商交付予買方的所有或任何該家具是否與家具優惠之條款一致；及
all or any of the Furniture delivered by designated furniture provider to the Purchaser is in accordance with the terms of the Furniture Benefit; and
 - (c) 指定家具供應商是否於住宅物業的買賣成交日或之前將所有或任何該家具送貨至住宅物業。
all or any of the Furniture is delivered by the designated furniture provider on or before completion of the sale and purchase of the residential property.
- (III) 賣方或其代表不會就家具優惠及該家具提供保養或作出任何保證或陳述，更不會就該家具狀況、狀態、品質、性能或任何該家具是否或會否在可運作狀態作出任何保證及陳述。如買方對該家具有任何異議或質詢，應直接聯絡指定家具供應商。為免疑問，有關付款計劃所述的首3年保修優惠不適用於該家具。
The Vendor or any person(s) on their behalf do not provide any maintenance or give any warranty or representation in any respect regarding the Furniture Benefit and the Furniture. In particular, no warranty or representation whatsoever is given as to the Furniture’s condition, state, quality, fitness or as to whether any of the Furniture is or will be in working condition. If the Purchaser has any objection or requisitions whatsoever in respect of the Furniture, the Purchaser shall contact the designated furniture provider directly. For the avoidance of doubt, the First 3 Years Warranty Offer as set out in the relevant payment plan does not apply to the Furniture.
- (IV) 家具優惠受其他條款及細則約束。賣方不會就家具優惠和/或該家具承擔任何直接或間接的責任或損失。
The Furniture Benefit is subject to other terms and conditions. The Vendor is not responsible for any direct or indirect liabilities or losses in connection with the Furniture Benefit and/or the Furniture.

表 1a – 一房(開放式廚房)單位
Table 1a – 1-Bedroom (Open Kitchen) Unit

大廈名稱 Block Name	單位 Unit	樓層 Floor	客廳及飯廳 Living Room and Dining Room			睡房 1 Bedroom 1			露台及工作平台 Balcony and Utility Platform
			梳化 Sofa	電視櫃 TV Cabinet	儲物凳 Storage Stool	雙人床 Double Bed	衣櫃 Wardrobe	展示架 Display Shelf	戶外吧椅 Outdoor Bar Stool
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	A3	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	B1	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	B2	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	B5	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	B6	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 1 座 (Elite Zone) Tower 1 (Elite Zone)	B9	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2

續下頁 ... To be continued ...

表 1b – 一房(開放式廚房)單位
Table 1b – 1-Bedroom (Open Kitchen) Unit

大廈名稱 Block Name	單位 Unit	樓層 Floor	客廳及飯廳 Living Room and Dining Room			睡房 1 Bedroom 1			露台及工作平台 Balcony and Utility Platform
			梳化 Sofa	電視櫃 TV Cabinet	儲物凳 Storage Stool	雙人床 Double Bed	衣櫃 Wardrobe	展示架 Display Shelf	戶外吧椅 Outdoor Bar Stool
第 2 座 (Elite Zone) Tower 2 (Elite Zone)	B2	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 2 座 (Elite Zone) Tower 2 (Elite Zone)	B3	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 2 座 (Elite Zone) Tower 2 (Elite Zone)	B5	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2
第 2 座 (Elite Zone) Tower 2 (Elite Zone)	B6	5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓 5/F-12/F, 15/F-23/F & 25/F-28/F	1	1	2	1	1	1	2

- (5) 賣方已委任地產代理在該期數中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Phase:

中原地產代理有限公司 CENTALINE PROPERTY AGENCY LIMITED

世紀 21 集團有限公司及旗下特許經營商 CENTURY 21 GROUP LIMITED AND FRANCHISEES

萊坊(香港)有限公司 KNIGHT FRANK HONG KONG LIMITED

香港(國際)地產商會有限公司及其特許會員 HONG KONG (INTERNATIONAL) REALTY ASSOCIATION LIMITED & CHARTERED MEMBERS

香港置業(地產代理)有限公司 HONG KONG PROPERTY SERVICES (AGENCY) LIMITED

香港地產代理商總會有限公司及其特許會員 HONG KONG REAL ESTATE AGENCIES GENERAL ASSOCIATION LIMITED & CHARTERED MEMBERS

康業服務有限公司 HONG YIP SERVICE CO LTD

康業物業代理有限公司 HONG YIP PROPERTIES AGENCY LIMITED

仲量聯行有限公司 JONES LANG LASALLE LIMITED

啟勝地產代理有限公司 KAI SHING (REA) LIMITED

美聯物業地產代理有限公司 MIDLAND REALTY INTERNATIONAL LIMITED

利嘉閣地產有限公司 RICACORP PROPERTIES LIMITED

新鴻基地產(銷售及租賃)代理有限公司 SUN HUNG KAI REAL ESTATE (SALES AND LEASING) AGENCY LIMITED

請注意: 任何人可委任任何地產代理在購買該期數中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Phase. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就該期數指定的互聯網網站的網址為 www.cullinansky.com.hk/p2

The address of the website designated by the Vendor for the Phase is: www.cullinansky.com.hk/p2